ture Profits-Industries and

Enhanced Values.

In the endeavor of the people of the cap-

ital city of the nation for a greater and

more beautiful Washington the south-

eastern suburban section has well per-

formed its part, and today, by rea-

son of the attractions provided by the

skill of the engineer, some of the largest

investors of real estate in the country have

placed their money there. It is claimed

that owners of capital realize that even-

tually the section is to become one of the

prettiest residence localities of the national

capital, and that real estate will rise in

The greater part of the property in the

southeast suburbs is beautifully located and

have the beautiful highlands of the sec-tion, with their line wooded sections here

dences, and even in those days, when spec

for Washington the southeast has grown

steadily, but not with the rapidity that has

marked the progress of other sections of

The improvements have not been many,

aside from the beautiful St. Elizabeth

mation regarding investments in real estate, the southeast section has its quota,

and the replies upon the part of those in

quired of always go to show that confi-dence would not be misplaced by invest-

ment there. The city is very near to the

property, and this stands out as a safe

guard to the buyers, as the streets of the city are extended through the subdivisions,

and the engine houses, schools and other institutions are under the control of the

general government, and therefore bound to be permanent. Piereing the heart of the

sction are the two trolley lines, the East Washington Heights Traction Company

railroad and the Anacostia and Potomac River branch of the Washington Traction

Company. The former runs from the end of Pennsylvania avenue southeast, and the

latter is a continuation of the Anacostia line, running from the city. It has been

declared that the development of the sec-

tion is a national enterprise on account of

the fact that much of the eastern portion is situated upon the extension of Pennsyl-

vania avenue southeast within sight of the

View of the Conservatives.

value by the natural trend of events.

it has a great future.

the city.

substantial growth.

CHEMICAL ENGINE No. 5, CONGRESS HEIGHTS.

RAPID GROWTH NOTED

Southeast Washington Keeping Pace With City's Progress.

BUILDING ACTIVITY NOTED

The Improvements Already Made and

Those in Prospect. BANNER YEAR FOR DEALERS

Need of Sewers, Water Mains and

Paving to Accommodate an Increasing Population.

Ith the wonderful and rapid growth and elopment of the city within the past few years, and especially in the past year, the outheast section has kept pace. In its natural advantages, it is claimed, the southeast leads all other sections. These advan- 14th streets; near the corner of 17th and E tages were recognized by the projectors of the capital a hundred years ago, and those the capital a hundred years ago, and those 2d and 3d streets, and those near the cortain avenue between 2d and 3d streets, and those near the cortain avenue between 2d and 3d streets. interested say they are just as apparent ples high ground, much of it higher than is any other section in the city. Its thoroughfares are broad, its parks and parkways numerous, its streets lined with shade

Real estate in the southeast section has been in great demand for the past two years, not abnormally, it is declared, but ith steady advance. The building of the union station and the almost wholethat vast improvement, to say nothing of purchases in the southern part of the the railroads, have forced many pie to seek new homes, and a majority ose displaced horse owners sough unbitations in the southeast section and in vested their money there. In the case of the purchase of land for the new office people were forced to go elsewhere, and they purchased ground in the same sec-This has led to an increased demand for real estate in Southeast Washington.

Increase in Population.

The continuous advance in the facilities of the navy yard has had its consequent effect on the surrounding section. It has made 8th street southeast, from Pennsylvania avenue to the navy yard gate, one of the leading business streets, and easily the leading commercial boulevard of the southeast. The increased number of employes at the yard, most of whom receive the high of skilled mechanics, help to build up the section. As the contemplated improvements and enlargemens of the navy yard go on, this effect on the demand for southeast property will be more and more

East Washington Savings Bank, 3d and Per

is generally regarded as the dull season in the city. While the number of new houses n this locality cannot be fixed accurately, it is estimated that between 150 and 200 have been erected or started within the past

Improvements Made and Projected.

Municipal improvements started during the past year will add much to the attractiveness of the southeast section of the city. The old marine barracks are to be replaced by new ones of modern construction, to be located on 8th street between G and I streets southeast. The new House of Representatives office building is another edresentatives office building is another ed-ifice that will grace the southeast. A new fire engine house erected on 9th street be-tween K street and Virginia avenue and the new house for truck G, on 8th street be-tween D and E streets, are a guarantee that the fire protection of the locality is keeping pace with the growth.

Among the newest of the improvements may be mentioned a number of handsome apartment houses and several rows of houses constructed by people who believe firmly in southeast real estate. Among the latter, begun the past year, are those on Massachusetts avenue between 13th and ner of 6th and D etr

With all the building of new houses and flats in this section, "For Rent" signs are seldom seen in the southeast section of the city. During the past year there has been a great demand for houses, and very few are idle. One dealer, in speaking of this phase of the situation, said that out of six-ty-five houses which he handled for one man, he had obtained full rents on all dur-

ing the past year. ople who live in the southeast sec city are largely-perhaps to the extent of 85 per cent-house owners, who take pride in their homes and in keeping them in the best repair. Eighty-five per cent of the property bought in this section passes into the hands of the homesseker

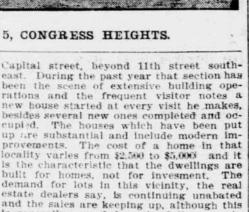
The Banner Year.

Dealers in real estate in the southeast section of the city are agreed that the year 1906 will be the banner year. While in the past two years there have been more improvements than in the previous ten years. this year is expected to equal the past year in the sale of lots for homes in the buildng of new houses. The demand for lots and inquiries indicate that the prophecy will be fulfilled. This general prosperity is also expected to provide plenty of work for the builders and their employes for many months to come.

Municipal improvements contemplated will take the form of pavements, sewers and water mains. There are many populous streets which have no pavements. as these street improvements can be nade the growth of the city in that section beyond 11th street will be rapid, and many new and attractive blocks of residences will be added to those already there. It is the confident hope of home owners that the Commissioners and Congress will provide for more paving and for the extention and water mains into that newly

southeast property will be more and more manifest.

Probably the greatest progress in the southeast can be seen in that part between Pennsylvania avenue southeast and East



It is confidently believed that the transfer of the great Firth-Sterling Steel Company's projectile plant to Washington is the beginning of a remarkable expansion of the industrial growth of the city, and is only the preliminary to a series of industrial developments which are said to be in contemplation, and which if they take place will bring to the District several

pected, the limit of expansion in that direc-tion will have been reached. For the proper growth of the city, therefore, ac-cording to many, it is necessary that the

flats along the Eastern branch should be re-

While there is a difference of opinion among the real estate men as to the volume of sales and the building of homes in the

southeast during the current year, it is gen-erally agreed that the year has started with the brightest prospects. Inquiries as to prices and the sales for the first three

months of the year show up well with those for the same months last year, and prices

In speaking of these prospects, one dealer remarked: "We look for the present season to be the best we have ever had, and, judging from the number of sales made and

in prospect, we can safely say that 1906 will be our banner year."

HOME SITES IN DEMAND

GREAT REAL ESTATE BOOM IN

SOUTHEAST WASHINGTON.

The people of Washington have suddenly

awakened to the rapid rise of real estate

values in the southeast section. The de-

mand for home sites during the past year

has far surpassed the expectations of the

most enthusiastic property owners, and

the locating here of the Firth-Sterling steel

plant of Pennsylvania has started a boom

which, it is claimed, was never before wit-

nessed in any suburb of this city. The

buying of lots for home and business sites

seems to have centered at Washington

Highlands, it being the cheapest property

Washington Highlands, adjoining land purchased for this plant, is the largest subdivision in the District of Columbia, and

the investing public are rapidly taking advantage of the tremendous boom the com-

ing of this plant predicts.
Great interest has been aroused by the

announcement of the establishment here of

one of the most extensive manufacturing

plants in the world, the possibilities of which cannot be estimated at this time.

Beginning of Expansion.

and nearest subdivision to the stel plant.

have advanced materially.

great establishments.

The plant alone will employ hundreds of men, skilled workmen of the highest class, and it is natural to suppose they will make their homes in the immediate neighborhood. The best paid men receive higher salaries than those working in the navy yard, and the mechanics get about the same. It is predicted that during the coming

year at least one hundred houses will be erected in the vicinity of the steel plant to mmodate the fast-growing population of this section. The Washington Highlands Company have donated four of their best lots for a church site, which will be

Property Subdivided. The Hungerford property, adjoining Washington Highlands on the south, has been subdivided and put on the market

with prices ranging from \$150 to \$300 per The coming of this plant is the first step toward the development of the southeast section, greatly enhancing the value of vania avenue southeast within surounding property, and it is reasonable dome of the National Capitol. to look for the establishment at Wash- The United States Realty Company, which ington from time to time of great indus- has large possessions in the section, is com-

tries that will eventually impart to the

capital city the important industrial character dreamed of by its founder.

BEAUTIFUL LAWNS OF

marred by the usual unsightly scars.

of ample air spaces and cool shade.

out by the day's business cares and wor-

ries, find here in the pleasures of subur-

Situated on a slope facing two great edu

cational institutions, of two mighty church

bodies, whose great power is being exerted

in their establishment and upbuilding, the

nfluence of such environment upon the

character of development and citizenship in this fortunate suburb must ever give

to it a peculiar charm for residence and an especial attraction for investment. Lo-

cated on the high ground in the northwest, on the line of Massachusetts avenue, the

great boulevard of the city, the enviable

history of the new Washington is assured.

The property has been developed under the management of Tait, Omwake & Co.

FUTURE POSSIBILITIES.

Views of Mr. David Moore on Real

Estate Conditions.

In an interview with David Moore, form-

erly president of Moore & Hill, Inc., re-

garding the real estate situation, he stated

real estate in this city showing not only

by the local men but by people from various

section of the country the great utility of

business property as an investment. There

have been more inquiries for investment

properties than ever known before and the

sales consummated fully demonstrates

that property continues enhancement

in value. In the growth of the city and

all sections enhance the value of the property centrally located for business pur-

ban life the real tonic-the elixir of life.

by the residents. While this improvement has long been agitated, it is still untouched, and should the rate of building on East Capitol street and Pennsylvania avenue southeast in the past two years keep up for the next five years, as is confidently expected the limit of average in that directions are not at the limit of average in that directions are not at the limit of average in that directions are not at the limit of average in that directions are not at the limit of average in that directions are not at the limit of average in that directions are not at the limit of average in that directions are not at the limit of average in that directions are not at the limit of average in that directions are not at the limit of average in that directions are not at the limit of average in that directions are not at the limit of average in that directions are not at the limit of average in ed a huge steel plant in which over eight hundred skilled mechanics will be employ-ed. It can thus reasonably be expected that over five hundred families will settle in the neighborhood. TURE AND ENGINEER'S SKILL. Money Invested in the Hope of Fu-

The improvements that are at present comtemplactd are of a substantial character as very little speculative building is being done. The section is being occupied perhaps more largely than is any other ection of the District by genuine seekers and home owners. They can se cure homes on paved streets with water sewerage and rapid transit facilities at a much lower price, it is claimed, than in many other sections of the Districe. The monthly report of Building Inspector Ash-ford for March shows that the amount of Improvements in this section of the Dis trict was two-thirds of that in the west and six times as much as that in the northeast. One of the facts that were de veloped by the last police census was tha the largest percentage in the increase of population was found in the southeastern

IN EASTERN SECTION.

section of the city and District.

Growth in the Business of Capitol Hill.

of high elevation, and it is the belief of Mr. J. C. Weedon says that since the those "ho have looked the section over that passage of an act of Congress locating the It is said that the plans of the great French landscape architect, L'Enfant, in new union station on Capitol Hill there has been a steady increase in the demand for his work of carrying out the plans of Gen. Washington for a national capital, were to both investment and residence properties in the eastern section of the city. This is proved by the growth in our business from year to year, resulting in last year's busiadorned with beautiful resiness being the most prosperous of our exulation was in its infancy, tradition has it that the speculators, believing that the secistence. This year has opened up well, for we have done twice the business during the tion was the coming residence portion of the newly born city, bought up the land and held it; and the dream of L'Enfant was not realized, the tide of the population past three months that we did in the corresponding months of 1905. We have this week closed contracts with several builders taking its way to other sections of the city.
owing to the prices asked for ground southeast of the city. The section through all
the years that have elapsed since the great for furnishing money for their different building enterprises, and have other appli-cations under consideration. On the whole, the outlook this year is very promising to French landscape architect laid the plans

Mr. Robert N. Harper, president of the American National Bank, will soon begin the erection of a modern four-story apartment house at the corner of 6th and E streets northeast, which will contain sixteen apartments of four or five rooms and bath each. He has also purchased through us the adjoining property on E street, with a view of enlarging his build-

Asylum property, but there is talk of posing in the future. Mr. John A. Wynkoop has purchased the sibilities, and conservative real estate ground and has plans prepared for a system of flat buildings on F street northeast, near 6th. These buildings will accommodate fourteen families, and be fitted with his system of individual hot-water heating. men of the city, when approached for information regarding investments, do not ignore the southeast suburbs, with its com-manding heights and superb views. The realty companies which have operated in upon which he has recently obtained a pat ent. Several other original convenience will be installed for the tenants. this section in the last few years have learned that the growth of the section is most healthy and that there is material ar 1 It is a recognized fact that in no part of the city is there such a strong demand for Among the inquirers who write for inforinvestment and moderate priced residences

MOUNT PLEASANT HEIGHTS.

No Longer a Deer Park, but a Beauti-

ful Addition to Northwest. Mount Pleasant Heights subdivision has been placed under the management of Robert E. Heater to conform to the permanent plan of the city. In talking to a Star reporter Mr. Heater says that the streets have been graded, granolithic sidewalks laid, shade trees planted, etc. It has been the policy, he says, to preserve as near as practicable the natural lay of the ground, as well as to retain the stately forest shade trees, which makes the subdivison one of the beauty spots of the city.

The location is declared to be high and healthful. The subdivision lies on a high plateau about two squares north of 'old Mount Pleasant," overlooking 16th street, Rock Creek Park and the city. Its great elevation guarantees pure air, cool nights in the summer as well as a most

While this property was placed on the market only a short time ago, the recorder of deeds office shows that nearly all the This illustrates more lots have been sold. han words the confidence the public have in this growing section of the northwest This is one of the Fulton R. Gordon properties. Mr. Gorden purchased this tract from Mr. Charles C. Glover, president of the Riggs National Bank. It was the

Put the garden in the best possible condition for planting as soon as it can be worked. Remember that it ought to be harrowed as many times as is necessary to break up the lumps and pulverize the soil, thus forming a dust mulch which will sisting in the main of a rolling plateau, but do much to retain the moisture in the ground.

Several vegetables may be started out of doors this month, even in the northern states. They include peas, both early smooth and early wrinkled; cress, dandelion, mustard, parsnips, radishes, salsify (vegetable oyster), spinach for summer, carrots, kohlrabi and polatoes.

The hotbed may be used to start bush Lima beans, Brussels sprouts, celery, cucumbers, eggplants, lettuce, muskmelons, parsley, peppers, radishes, tomatoes, cauli-

Sow out-of-doors seeds of sweet peas mignonette, corn-flower candytuft and alyssum.

Dig around the rhubarb plants, and spade in a liberal quantity of well-retted manure. Give the raspberries, currants and goose-berries thorough cultivation as early as

lightly with salt. if it was not fertilized last season spade in a liberal amount of manure; it is too early to apply nitrate If spraying is to be done begin it now.

It is well to get the nursery stock which

arrives this month into the ground as soon as possible. If the weather is not favorable, "heel it in" by placing the roots in a trench and burying them.

Examine the bees and see if they are well supplied with steeres. supplied with stores; if not feed them. Hatch out this month or early 'n May the chickens which are to make next season's layers. It is best, if possible, to set

The House and Grounds.

is annually looked over and cared for. This statement means that we may expect at It is cheaper to keep a lookout for the diseases and anticipate costly repairs.

Correspond to the Material De-

ADVANCE IN POPULATION

Strong Motives for People to Choose Country Homes.

MANY POPULAR NEAR-BY TOWNS

Farm Sections Improved Under Vitalizing Touch of Humanity-Erection of Modern Residences.

Corresponding to the remarkable material development of the capital city in the past decade and the relative advance in property values here, the worth of suburban realty in Maryland, Virginia and the District of Columbia has steadily increased. Without abatement the development of real estate interests in the country districts has kept pace with the constant appreciation of city property. In fact, the rate of the advance of suburban property has been. If anything, more rapid than that of the city real estate in the past few years.

In practically every direction there has

been a constant advance in population. Handsome modern residences have been erected in rapid succession in all of the outlying sections until the whole face of the country has been studded with comfortable, convenient and in a great many cases, pala-Suburban settlements have been developed

and beautified until they have been turned into miniature municipalities, where the residents enjoy all the comforts and conveniences of city life, combined with the pleasures and attractions of the country. Such has been the extension of the population that scarcely any considerable section of the country. of the country immediately surrounding Washington, both on the Maryland and the Virginia side of the river, has been neglected. Those parts most favored by naglected. Those parts most lavored by nature, the commanding eminences and the pleasant valleys, have naturally received first attention, but the less desirable sections have also been utilized and greatly improved. Under the transforming, vitalizing to the provided of hymenity even "The desert has touch of humanity even "The desert has blossomed as a rose."

The fondness of the people of this city for life at least a part of the year in the coun-try has been stimulated rather than dulled by the increase. the increase of wealth and luxury. growing appreciation of the pleasures and benefits of existence in the country, when such can be had without interference with business pursuits in the city, has been unmistakably manifested in the past few

Invoked Great Human Law. In its expression it has invoked the great

numan law of demand and supply, for in order to satisfy the desires of a very considerable number of the city's population country towns have been laid out along the lines followed by the most modern and progressive cities. These towns have been supplied with police and fire departments, with modern lighting and sewerage systems and with all other municipal advantages. Added to these conditions is the all important facility for rapid transportation. means of the many suburban railway lines means of the many suburban rallway lines of which permeate the outlying country and ramify through almost every suburban section the people having homes there have easy and rapid access to the city. It is generally merely a matter of a few minutes' ride. All of these conditions have been provided in order to make possible the natural and normal craying for pure air, plenty of for pure air, plenty of sunshine, plenty of room in the home and elenty of room around it.

A strong motive leading many people to choose life in a country home near this city is the desire to rear their children among the most advantageous surroundings. People love not only to live in the country themselves, but to afford the pleasures and benefits of country life to their
children. It is often the desire of supplying
a yard or a garden where the growing boys and girls may play that moves residents to purchase suburban homes. These reasons n part explain the existence today of the many charming and beautiful towns and smaller settlements by which Washington is surrounded, not only in the District, but also in Maryland and Virginia, and these facts also explain the remarkable advance In suburban real estate values coincident with the development of the city.

In a Beautiful Country. One of the most popular suburban towns

lying to the north of the city is Chevy Chase, situated in a beautiful country condiversified here and there with pleasant hills and charming valleys. The whole of the town, a large part of which lies in Maryland, enjoys the privilege of the sin-gle fare on the electric line. Chevy Chase has become a community of unmistakable culture and refinement. The policies gov-erning the development of the place have ering the development of the place have not encouraged its settlement by persons desiring cheap suburban residences. In most instances the newcomers who have purchased property in Chevy Chase with a view of making their permanent home there are persons of either moderate means or wealth. The place has gradually acquired an aristocratic, distinctive air, which has made it highly desirable as a select locality. Real estate in Chevy Chase is considered twice as valuable today as its was ten years ago. The average price of land there now is from twenty to thirty cents per square foot. Among those who have recently acquired homes in Chevy Chase are Mrs. H.
M. Drum Oliphant, whose house and lot is considered to be worth \$20,000; Mrs. Anna. M. Kingen, formerly of Pittsburg, Pa., whose property is estimated at \$18,000; Mrs. H. C. Taylor, widow of Admiral Taylor, U whose property is valued at \$17,500: Mrs. Worthington C. Ford, whose home is also estimated at the same figure; Mrs. Anna Green Mactier, formerly of Philadel-phia, Pa., whose property is estimated at \$15,000, and Mr. Eugene E. Steven, whose property is estimated at \$20,000.

Takoma Park, another town through which the District line runs, is rapidly forging ahead in real estate values. The value of realty in Takoma Park will be greatly enhanced by the extensive improvenents in the shape of buildings devoted to religious purposes, which the Seventh Day Adventists will erect at a cost of at least \$100,000 in the center of the town. This area was sold by Messrs. John Paul Earnest and Andrew A. Lipscomb, who, as trustees of the old Thornton tract, controlled the principal part of the subdivision. Real estate in Takoma Park has greatly increased in value in the past ten years. The prop-erty ten years ago could scarcely be given away, whereas now its best portions are bringing six and seven cents a foot, while less desirable sections are being so four or five cents. The town now has police and fire protection, a telephone ex-change, a new public school and good street car and steam railway service to the city.

West of Georgetown. Relative to the section of the District

suburbs to the west of Georgetown and the Georgetown University, comprised in the various subdivisions along the Conduit read, one has only to go back to the early nineties to see a practically rural com-munity, dotted with farms, with here and munity, dotted with farms, with here and there the original homestead. Then the syndicate came along and bought up all the available acreage from Georgetown University to the Government Reservoir Park of 100 acres at the Listrict line, paralleling the Conduit road and the Potomac river. Various subdivisions were immediately laid off in accordance with the street extension plans of the District, and the erection of residences has gone steadily and substantially forward ever since, save, probably, a slight setback from '93 to '95, where the general District advancement suffered from the depressed conditions of the whole country.

dult road. Since this rallway has been a part of the Washington Railway and Electric Company system it has been double-tracked and furnished with new equipment throughout and seven steel bridges built. Now one can take the cars on F street and go through to these properties and Cabin John without change.

Comparison of Prices.

In comparing prices today with those of a decade ago it is natural that such im provements as have been steadily instituted from year to year must have enhanced values proportionately. Prices have advanced from three cents per foot up to anywhere from ten to twenty-five cents. Those having these properties in charge make the statement that in comparison with other sections, considering the facilities av. lable, the present asking prices are too low, but the intention of the owners is to keep them comparatively low until the numkeep them comparatively low until the num ber of dwellings will insure a well-dotted landscape. This is about at hand, as in the last five years more than 100 houses have been erected, and with the introduction of municipal improvements a more rapid advance in prices is predicted for the

mmediate future. A citizens' association for the section is now in existence, with Creed M. Fulton as president, and next Tuesday the Commissioners of the District will be the associated tion's guests. Mr. A. J. Leonard of the White House staff, who has recently completed a new home near W street and the Conduit'road, states that he has practically completed arrangements with the author ties for the lighting of the Conduit road.

Mr. Edwin C. Clark of the firm of Clark Brothers has bad immediate charge of these subdivisions and from year to year has been instrumental in inducing investors and home-seekers to get in while prices were low. In talking with a reporter for The Star he said it was easy to note the remarkable advance in realty values in that section by comparing the past with the present development, and particularly in considering the fact that the customary uphill work in getting homes established has now reached the point so long desired where the market is seeking the property

Near Chevy Chase Circle.

In the vicinity of Chevy Chase Circle are several new subdivisions which are being opened up and which will be put on the market within a few weeks. Some of these tracts are divided in small lots, while other are in half and acre plots.

At Bethesda Park, adjoining the home of Mr. Clarence F. Normeat, president of the Central National Bank, there is a subdivision containing from two to ten-acre tracts which will be offered for sale at very reasonable prices. There are some very handsome homes in this community, which has a high and healthful location and a good car service, and when these tracts are placed on the market they will be doubtless sold in a very short time. There have been several sales recently of very hand-some farms between Bethesda Park and Rockville and in that vicinity.

A subdivision at Silver Spring has recently been put on the market and the lots have met with ready sale. Two miles north Silver Spring and near Four Corners Mr. Edward T. Abner has purchased a large farm of between 250 and 300 acres and will erect a very handsome residence, costing from \$12,000 to \$15,000. There have been several other small places sold recent. ly in this vicinity, the price ranging about

Taking the City and Saburban car line, one is conveyed through a rapidly improving section which is being bought by a substantial class of people. They are building comfortable homes. At the District line on this car route there is a village which has been built within the last six or eight months. Lots in any part of that section which is subdivided, are sold, it is declared, almost before the subdivision is completed and houses at once erected thereon

Growth of Hyattsville. Hyattsville is in the height of its growth.

The thrifty and enterprising people of that little town have recently completed a sewerage system. For some time they have had a well-equipped water supply from a magnificent artesian well. There are many houses being built in and around Hyattsville and everything shows an air of gen-eral prosperity. The Hyattsville Bank was recently organized and the citizens of the town have erected a bank building which is conveniently arranged and is an ornamen as well as a great convenience to the whole

Riverda e, the adjoining town, has had many good buildings erected within the last year, and a great many more are under construction. One of the notable sales in of Lord Baltimore mansion, which was purhased by a patriotic society.

Berwyn is putting on new life and has great prospects in the near future of considerable and extensive improvements. The Berwyn Land and Manufacturing Company bought several hundred acres on Charlton Heights and will erect there a very handsome hotel, as well as a large sand-lime brick factory. The company contemplates, it is said, spending about \$200.00 in that immediate vicinity. There was a subdivi-sion adjoining Berwyn, called Acrefale, which was put on the market in the shape of two-acre tracts. This property was sold within six weeks' time and several louses are now under construction. Adjoining Acredale is a subdivision, called

Crystal Springs, divided into about 80 lots, 500 of which are still on the market at reasonable prices.

At 63d Street Northeast.

Maryland Park, which is situated at 63d street northeast, at the District line, contains 200 lots, which have been sold within the last two months, and the owner of this subdivision is having a tract containing about 600 lots subdivided, which will be offered for sale about April 15. Mr. Joseph R. Atkinson, who makes

specialty of suburban property, stated to a Star reporter that never in all his experience had he known so great a demand to obtain suburban homes and farms. said he had noticed a marked tendency among the people of Washington to acquire permanent homes in the northwestern sec tion of the District and in Montgomers county, Md. Mr. Atkinson has recently negotiated the transfer of several valuable tracts in these sections. He also managed the sale of "Hayfield," a handsome and his toric farm situated about five miles southwest of Alexandria, Va. This farm con-tains 1,000 acres of very fine and highly improved land. The brick mansion, which was built by George Washington, contains twenty rooms, and all modern improvements. Besides the mansion there are three large farm houses, with complete sets of out-buildings. The barn at the manor house is one of the finest, best and most conveniently equipped in Virginia. This building alone cost \$20,000. The property has been sold to Mrs. Cora B. Chouteau of St. Louis, Mo., for \$50,000.

SUBURBAN SUBDIVISION.

Advantages Offered by "Hillbrook" Regarded as Superior. Among this spring's suburban subdivisions

Hillbrook offers preeminent advantages to the seeker of a "home site" or to the real estate investor. For the employed in the city desiring comfortable residence in the suburbs its advantages seem unsurpassed. Its sloping topography affords numberless scenic views of the distant Virginia wooded hills and the meandering Potomac to give beauty to the dweller's abode; but, while his home is so verdantly environed, his employment in the city is only a few min-

utes' ride. Two electric lines give frequent and rapid service for one fare to all parts of the city There is also steam car service, public school, churches, free mail delivery and adjacent, many beautiful cottages; thus Hillbrook claims twofold attractions and inducements in the possession of city con-veniences in the midst of rustic surroundings. The management offer such liberal terms for the purchase of lots and the erec-

tion of dwellings that almost any one, how-ever limited his income, can become a "home owner" instead of a "renter."

Its location, shown on the opposite page, is at Deanwood Station, formerly Bennings, D. C., opposite the Washington Jockey Club's course. Office, Suburban Homes Company, 203-204 Colorado building, 14th and G streets northwest.

SHADY NOOK LAWN GRASS SEED For Shady Places. The only grass seed on the market that will ground on south side of the street. 25c. Per Pound. 5 Pounds for \$1.00. F. W. BOLGIANO ... CO.,

believers in the growth of the southeast sections. They have also worked hard for its development, and at the present time are influencing much capital to be invested AMERICAN UNIVERSITY PARK there, with the hope of making it one of the best of the city in the matter of real estate investment. To eyes tired of red clay the beautiful

posed of some of the leading residents, who have been prominent in the business life of the city for years, and whose judg-

ment is regarded as sound. They are great

Seward Apartment House, 4th and Pennsylvania Avenue Southeast.

The East Washington Heights Traction green sloping lawns of American Univer-Company line passes right through a most valuable part of the section. This is the road leading directly out Pennsylvania sity Park are peculiarly attractive. With its wide areas and gently undulating surface avenue southeast extended. Mr. O. C. Brothers, jr., is the president of this road. the leveling work of the "land surgeon" has not been necessary, so that in this He believes the section traversed has a great future. The greater part of the sub-urbs is about the same distance from the beautiful suburb the landscape is not Congressional Library and the Capitol as is the White House. It has all along been argued that sales of property there have been somewhat tardy because the electric Here are wide streets, lined with spreading maples, giving assurance for the furailway connections had not been developed With streets of macadam, electric light to the point that the future of the property would be assured, but now that the railand telephone service and other comforts and conveniences men and women, tired

ways have been introduced those who have heretofore held off are putting their money there to be in on the ground floor when the ise in values comes.

It is gratifying to those who have selected building sites in the section that they have an unusually high elevation. In the focus of the eye is the great city of Washington, spread out in a beautiful panorama, seemingly more magnificent than its founder ever hoped for, and having in the hundreds of years gathered within its confines build-ings that are the admiration of the world. Historic Arlington looms up in the dis-tance. Washington monument is outlined against the sky, and from the highlands the pillars of the Capitol can easily be counted. Randle Park, one of the sub-urban tracts, has an area of over three million square feet, and has many giant

oaks that have taken centuries to grow, spreading their great branches and welcome shade. The electric railway comes up Nichols avenue, the principal thoroughfare to the Potomac river. Provision for New Bridge.

Congress has appropriated money for a survey to provide for a fine bridge to connect the section with the capital city. When the bridge is finished the time for a trip that during the past month there has been a it is said, to about fifteen minutes. Conto the heart of the city will be reduced, gress Heights, of which Mr. Arthur E. Randle was the founder, is within thirty minutes' ride of the business section, has a school house, a fire department, electric

east heights there are no taxes or assess-ments for improvements against those who

lights, churches and electric railway con-nections, with one fare to the center of the city. In the different tracts in this imme-diate section there is estimated to be nearly ten million square feet of ground suited or residence purposes.

In the different subdivisions on the south-

I predict that the spring will show a greatof miles than we have ever exof the real estate of the section is the busi-

largest suburban deal recorded during the THINGS TO REMEMBER FARMERS' DUTIES DURING THE MONTH OF APRIL.

To prevent scab on seed potatoes, suspend them for one and one-half hours in a coarse sack or basket in a solution made

by dissolving two ounces of corrosive sublimate in two gallons of hot water, with enough cold water added after the mixture is cooled to make fifteen gallons. After removing the seed potatoes spread them out to dry.

flower and beets.

Start scarlt salvia, zinnia, marigold, calendula, cosmos, salpiglossis and phlox in the house.

Fork over the asparagus bed and dress

If you want to try your hand at graft-ing now is the time. Try an experiment by grafting on to some well-known tree the twigs which you trim from the new trees you are setting out this spring.

solis layers. It is several hens at the same time, so that the chicks may be raised in a brooder or given to fewer hens than otherwise would be re-

The house that endures is the house that

any time, not only decay of shirgles and clapboards, but the decay of timbers and the crumbling of foundations. These may be caused by a leak, or by the work of ants or rats, or be brought about by dry rot. Bear in mind that rot is a fungous disease. and spreads in seasoned wood just as It does in green wood or in fruit, have found every spring that red squirrels have found every spring that led such my have succeeded in boring holes through my roofs or sideboards at some point. These little rodents must be shut out from our lists of pets. It is not a pleasant decision that they must be shot, but their positions and the state of the sta

velopment of City.